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Karen Johnson Davidson County
Batch# 618283 DEEDWARR
04/19/2021 02:20:37 PM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20210419-0052170

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2021. Notary Public My commission expires: 7/9/22
(Notary Stamp)	

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tom Worcester and Anne Worcester	~~**New Owner**~~ New Owner	**117-04-0-246.00**
2811 Oakland Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

T & K Capital LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Allan Worcester and Anne Person Worcester, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot Number 102 on the Plan of Belmont Terrace, as of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.

The said southerly part of Lot Number 102 fronts 60.0 feet on the westerly side of Oakland Avenue and runs back between lines, 160.0 feet on the northerly line and 160.6 feet on the southerly line along the northerly margin of an alley, to another alley in the rear on which it measures 40.0 feet thereon.

Being the same property conveyed to T & K Capital, LLC, by Warranty Deed, Tracy Jackson, unmarried, dated November 28, 2018, of record in Instrument No. 20181203-0117274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Notice of Completion of record in Instrument No. 20200922-0108753, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2811 Oakland Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of April, 2021.

T & K Capital LLC, a Tennessee Limited Liability Company

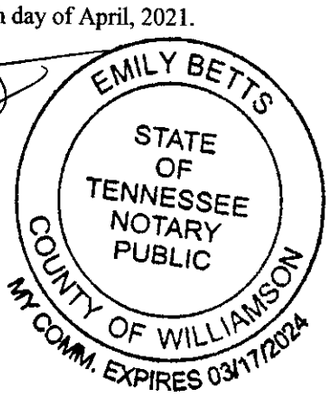
By: A. Scott Hubbard Agent
A. Scott Hubbard, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, of the state and county mentioned, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of T & K Capital, the within named bargainor, a Limited Liability Company, and that such A. Scott Hubbard as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office on this 14th day of April, 2021.

Emily Betts
Notary Signature
My commission expires: _____



File #: 21-180
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027